

9360-9378 HAMILTON DR

Mentor, OH 44060

**Industrial
Investment Opportunity**
Offering Memorandum



MATTHEWS™

Property Overview

±15,540 SF
Total SF

\$930,000
Sale Price

\$60/SF
Price/SF

Property Details

Address	9360 Hamilton Dr, Mentor, OH 44060
Lot Size	±1.00 AC
Year Built	1992
Total SF	±15,540 SF
Number of Units	8 units (Size Varies)
Construction	Masonry
Drive In Doors	10
Power	240v 3-Phase
Clear Height	10'-15'

Property Highlights

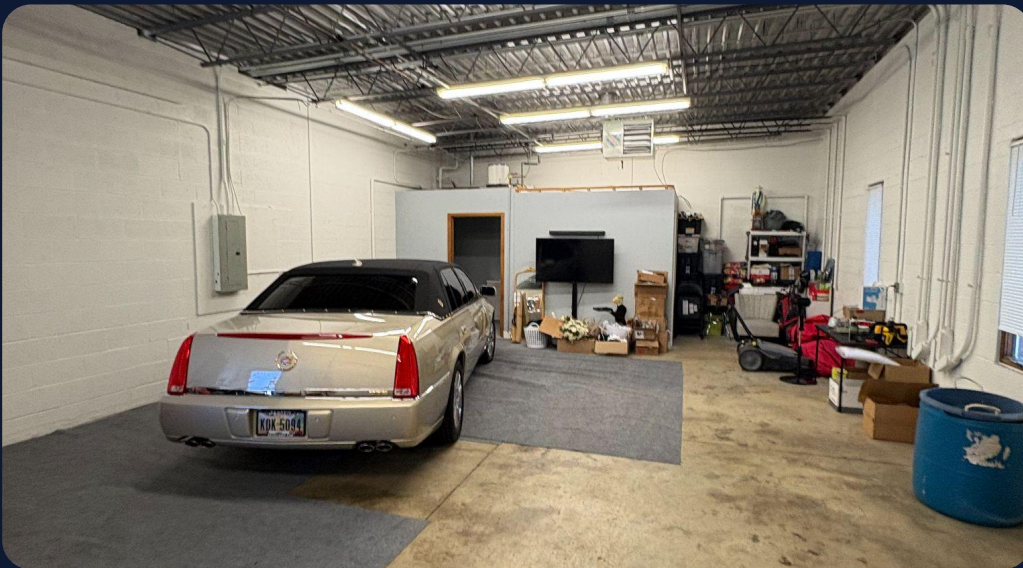
- Please reach out for financials
- ±8,300 SF available for a user to occupy.
- 100% occupied flex property with a diverse tenant pool. Leases feature long term leases as well as month to month leases. More than half the building is leased well below market
- Ideal opportunity for investors or owner users seeking additional cash flow.
- Each unit features separately metered gas & electric
- M-1 zoning allows light industrial use, allowing for a range of industrial and commercial operations suitable for warehousing, manufacturing, service businesses, and similar uses
- Strategic Mentor industrial location with immediate access to SR-2, I-90, and the greater Cleveland metropolitan area, providing excellent regional distribution capabilities.

For Sale

MATTHEWS™

9360 Hamilton Dr

Mentor, OH 44060



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Broker of Record

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± 56,309 VPD



± 10,213 VPD



Tyler Blvd



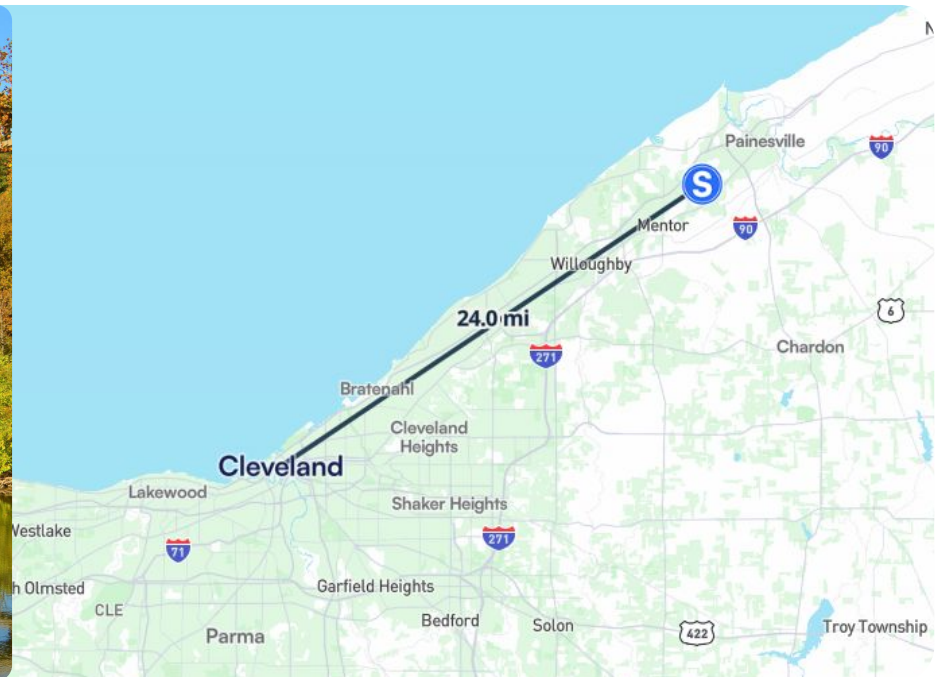
Google Earth

MENTOR, OH

Local Market Overview

Mentor, OH is a well-established suburban community with about 47,000 residents and roughly 20,000 households. The city is recognized for its stability and affluence, with a median household income of approximately \$89,000, comfortably above the state and national averages. The population skews slightly older, with a median age of about 46 years, and the city benefits from a large, employed base of more than 24,000 residents. Mentor's housing stock supports a wide range of households, from young professionals to established families, while the strong base of long-term residents underscores a stable demographic profile. This combination of income, education, and stability supports a steady consumer base and demand for quality housing and amenities.

Housing conditions in Mentor further highlight its appeal. The median home value is approximately \$260,000–\$270,000, with a homeownership rate near 80%, reflecting long-term residential stability and pride of ownership. Market trends show steady appreciation, with values rising about 5–8% over the past year. Proximity to Cleveland, Lake Erie, and major employment corridors enhances access to regional job markets while preserving the appeal of suburban living. Together, these factors create a market characterized by consistent demand, strong household incomes, and a high quality of life, making Mentor an attractive community for both residents and investors.



CLEVELAND, OH MSA

Cleveland is a historic industrial hub and a resurgent urban center in the United States, known for its cultural institutions, healthcare leadership, and emerging innovation economy. As the anchor city of Northeast Ohio, it benefits from a strong regional identity, a robust healthcare and education sector led by world-class institutions like the Cleveland Clinic and Case Western Reserve University, and a growing base of arts, music, and sports attractions. This mix of legacy industry, cultural vibrancy, and infrastructure investment creates attractive opportunities for both tourism and economic development.

Businesses and retailers in Cleveland enjoy access to a diverse consumer base and a steadily recovering tourism sector, with more than 18 million annual visitors in 2023. The city's walkable neighborhoods, ongoing downtown revitalization, and connectivity through major highways and Cleveland Hopkins International Airport support strong visitor engagement and long-term value creation. Tourism generates nearly \$11 billion in total economic impact annually, supports over 68,000 jobs, and provides significant tax revenue, underscoring Cleveland's role as a resilient and growing Midwest destination.

Total Population

1.78 Million

Annual Visitors

18.34 million

Tourism Economic Impact

\$11 Billion

GDP Growth

3.3%



Exclusively Listed By

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **9360-9378 HAMILTON DR Mentor, OH 44060** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.